

**ORDINANCE NO. 20061005-024**

**AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1205 NORWALK LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance applies to the construction of a duplex residence on property located at 1205 Norwalk Lane. The two story structure will have a floor area of 5,708 square feet.

**PART 2.** Applicant has filed a waiver application requesting that Council waive Part 4(B) of Ordinance No. 20060309-058 which limits a building permit for the size of a new structure to the greater of the following:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or

**PART 3.** Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

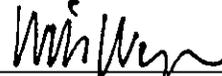
**PART 4.** A waiver is granted from Part 4(B) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 1205 Norwalk Lane, for a total structure size not to exceed 5,708 square feet.

**PART 5.** This ordinance takes effect on October 16, 2006.

**PASSED AND APPROVED**

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October 5, 2006

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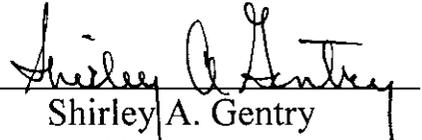
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**



\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**



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Shirley A. Gentry  
City Clerk